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Engineers & Constructors
Civil Engineering; Hydraulics; Hydrology;
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& Design; Street Design; Subdivision
Planning & Design

Veronica J.B. Morgan, P.E.
Managing Partner

Joel J. Mitchell, P.E.
Partner

MITCHELL & MORGAN, LLP
511 University Drive, Suite 204
College Station, Texas 77840
Office (979) 260-6963
Fax (979) 260-3564

City of College Station
Development Services
1101 Texas Avenue South
College Station, TX 77840
Attn: Jessica Jimmerson

Re: Request for PDD-H Rezoning for Canyon Creek Townhomes-Amended

Dear Jessica:

Attached please find a conceptual layout for the Canyon Creek Townhouse Development project located on Harvey Mitchell Parkway. If you will recall, this property was just recently rezoned from R-1, Single Family Residential to R-4, Apartment/Low Density. The original concept for this property was the development of condominiums. After researching available financing options for condominiums, my client has decided that the condominium financing has too many restrictions to make it a viable development. Rather, they have decided to change the concept to a townhouse development.

Mitchell & Morgan, LLP has laid out a site plan for the townhouse development using the restrictions from the R-3, Townhouse District. The site layout using these restrictions left little flexibility for design concepts. The standard townhouse layout mandates minimum lot dimensions, which drive the layout toward a very grid like pattern with small yards for each lot. We would prefer to consolidate the available greenspace on the site into large landscaped areas and leave only minimal front and backyard spaces for each lot. We believe that this concept will allow for the arrangement of a much more aesthetically pleasing overall site design. To accomplish this, we realize that we will need to request a rezoning to PDD-H for the property.

Attached is a concept layout for this PDD-H design. We met with staff on October 10, 2001 to discuss this layout and received a favorable response. As a result of that meeting, we have contacted Judy Downs, Greenway Program Coordinator, to schedule a meeting to discuss the viability of dedication of the creek area as a greenway. In addition, we have contacted Steve Beachy with the CS Parks Department to discuss parkland dedication. In that discussion, Steve indicated that per the ordinance, this dedication would be less than one acre, therefore, this property would be required to pay a fee in lieu of land dedication. This fee as we understand would be as follows:

\$148/unit for parkland dedication fee
\$309/unit for the park development fee

for a total of \$457/unit.

As discussed in the PDD Policy, "a PDD application should be encouraged where a development is to follow a modern trend style such as new urbanism, mixed use, or cluster, and that includes all or some of the following elements:

- Preservation of open space in prominent locations with good vehicular, pedestrian, and bicycle access
- Preservation of wetlands, ponds, or other natural resources
- Good connectivity within the development as well as connectivity to surrounding neighborhoods and thoroughfares
- Significant amenities located in highly visible locations with good vehicular, pedestrian, and bicycle access
- Preservation of significant tree stands
- Inclusion of neighborhood supporting uses such as workplaces, recreation, shopping, and personal services with orientation to the neighborhood and good pedestrian and bicycle access
- Incorporation of public transit waiting stations in pedestrian friendly areas
- Accommodation of the existing topography to minimize required grading
- A mix of residential densities and housing styles
- Inclusion of urban open spaces such as plazas or marketplaces
- Location of elementary school sites in areas easily accessible by pedestrians and cyclists
- Connectivity of natural areas within the development and to those in surrounding areas
- Avoidance of cul-de-sacs
- Traffic calming features"

While our development concept does not address all of these, and many are not applicable to our site, we feel that there are several of these items that are included in our layout.

With our concept, we have:

- Preserved open space in prominent locations, namely the large open space area at the entrance drive.
- Preserved natural resources. Rather than try to "close in" the creek in a box culvert in order to reclaim this property, we have backed off the creek and intend to leave it in a natural configuration for the enjoyment of the residents. We have even begun discussions with the Greenways Coordinator, Judy Downs, as to whether this area is a viable greenway, even though it is not depicted on the Greenways Master Plan.
- Provided significant amenities located in highly visible locations. The front preservation and landscape area will be a nice amenity to the project. It will allow for a passive recreation area for all residents to enjoy. This as opposed to small individual "yards" for each resident as would occur in the traditional townhouse design.

- Preservation of significant tree stands. This site is heavily wooded and this layout is designed to keep the tree stands that are located in the 3 large open spaces that occur within the layout. (two of them located in the central area of the site and one additional along the creek).
- Avoidance of cul-de-sacs. This layout does not contain any cul-de-sacs and instead allows traffic to circulate completely around the site.
- Traffic calming features. The narrower streets (private access easements) in this plan will keep traffic speeds down within the development, and will prevent on street parking. While it can be argued that on street parking helps reduce speeds, when in excess, it can make a neighborhood look cluttered and unsightly. To this end this development is providing parking above the required parking per townhome, to prevent parking problems. This concept with its open spaces, clustered housing, driveways, garages and narrower streets will allow this development to take on a unique character in College Station.

As discussed previously, the potential land use for this property would be townhouse development. We will be limiting the building heights to the 35' as allowed in the Zoning Ordinance under the R-3 Zoning designation.

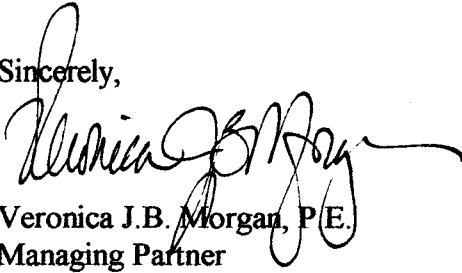
To accomplish the concept plan as submitted, we are requesting variances from the following sections of the Zoning Ordinance:

- i. Table A - Lot Depth
 - ii. Table A - Lot Area
 - iii. Table A - Setbacks
 - iv. Section 8.7 - Each lot will not have access to a public right-of-way, rather a private access easement.
 - v. Section 8.7 - Required Yards. Due to the reduced setbacks requested, these minimum yard requirements will not be met.
 - vi. Section 9.2.A.5 - 24-foot Landscape Reserve. Due to the reduced setbacks, the buildings will now encroach into the required landscape reserve.
 - vii. Section 12.3.B - Subdivision signs. The subdivision is less than the required 10-acre minimum for a subdivision sign. We would request a subdivision sign.
 - viii. As per the Zoning Ordinance, the Landscaping and Streetscaping portions of the ordinance are not applicable to Townhomes. We would request that the Streetscaping portion of the ordinance still not apply, however, we are willing to comply with the Landscaping portion of the ordinance.
- b. The following Subdivision Regulations items are those from which we will be seeking variances:
- i. Table 1 - Street Design Criteria
 - a. Right of Way width
 - b. Pavement width

- c. Lane width
 - d. Radii
 - e. Sidewalks
- ii. Section 8-J - Blocks
- iii. Section 8-K - Lots
- iv. Section 8-M - Sidewalks
- v. Section 8-T - Street Lights

c. We will not be seeking any variances from the Drainage Ordinance. The site design will be in compliance with those regulations.

Please find attached a rezoning application, fees, metes and bounds description and concept plan for this PDD-H rezoning. As always, please do not hesitate to call if you have any questions.

Sincerely,

Veronica J.B. Morgan, P.E.
Managing Partner

Cc: File
Sullivan's